



PLANNING COMMISSION

Department of Urban Planning & Design • P.O. Box 27210 • Tucson, AZ 85726-7210

DATE: February 4, 2009

TO: Planning Commission

FROM: *Albert Elias*
Albert Elias, AICP
Executive Secretary

SUBJECT: Land Use Code Amendment – Parking Reduction Amendments
(Nonconforming Parking, Existing Development Parking Reductions,
Individual Parking Plans)

Issue: At the study session held on January 7, 2009, the Planning Commission requested that the proposed Parking Reduction Amendments be set for a public hearing.

The Parking Reduction Amendments to Chapter 23 of the *Land Use Code (LUC)* are in response to Mayor and Council direction to remove obsolete zoning barriers to better facilitate the use of existing buildings and to provide flexible solutions for reductions in the parking requirements for new and existing uses.

Recommendation: Staff recommends that the Planning Commission forward this item to the Mayor and Council with a recommendation to adopt the parking reduction amendments to the *Land Use Code*.

Background: At the study session held on January 7, 2009, the Planning Commission discussed the components of the parking reduction draft. Based on this discussion, revisions have been made to clarify key regulations and policy direction that can be applied to new and existing buildings and development in the City.

On January 15, 2009, staff met with a group of neighborhood representatives to discuss the draft parking reduction amendments. In general, neighborhood representatives expressed concern that the parking reduction strategies may have a negative effect on adjacent residential uses. The key issues that resulted from the discussion included the following:

- There is a concern that bars and restaurants will be underparked on nonconforming sites;
- The hours of operation and clientele of bars and restaurants has in the past had a negative impact on neighborhoods;
- There is a need for a stronger zoning enforcement process and penalties;
- Granting parking reduction flexibility could result in nuisance impacts on adjoining neighborhoods;
- Accessible parking spaces required by the Americans with Disabilities Act (ADA) should not be reduced or eliminated due to a reduction in the number of standard parking spaces on the site;
- Bars and restaurants should be prevented from using an individual parking plan; and
- Traffic counts should be included as part of the mitigation plan.

The current draft incorporates all the requested changes discussed at the Planning Commission Study Session. This draft also attempts to address the concerns raised by neighborhood representatives.

Amendment Summary: A copy of the draft ordinance is provided as Attachment A with a summary of the key sections of the draft ordinance as follows:

- Section 3.3.3.11 New Uses Replacing Existing Uses – The amendment would allow any previous use of similar intensity to use the property. In the current draft, bars and restaurants are prohibited from locating on nonconforming sites unless the immediate prior use was a bar or restaurant. Accessible parking spaces required by the Americans with Disabilities Act (ADA) cannot be reduced or eliminated due to a reduction in the number of standard parking spaces on the site. Accompanying the amendment is a documentation policy for evaluating the application and the history of previous uses.
- Section 3.3.8.6 Existing Development Site Parking Reduction – The amendment allows development sites that existed prior to the adoption date of the ordinance to use a parking calculation reducing parking requirements by approximately 40 percent. This reduction is based on the typical commercial parking formula of one (1) space per 200 square feet of gross floor area compared to the proposed one (1) space per 333 square feet of gross floor area formula.
The proposed calculation for commercial service, retail and civic uses is one (1) on-site parking space for each 333 square feet of gross floor area for existing development with existing buildings.
The proposed calculation for industrial, storage and wholesaling uses is one (1) on-site parking space for each 2,000 square feet of gross floor area.
The number of accessible parking spaces required by the Americans with Disabilities Act and provided on the approved site plan cannot be reduced or eliminated.
Uses locating adjacent to existing residential uses are required to provide a mitigation plan and meet with the adjoining neighborhood.
The mitigation plan will be reviewed on a regular basis and the Development Services Department Director may renew the mitigation plan.
If a new use occupies the development site, the Director may renew the mitigation if the new use will have an equivalent impact on its surroundings.
- Section 3.3.8.7 Individual Parking Plan – This new section would allow a property owner to create parking calculations for new or existing development specific to the circumstances on the site without creating a parking nuisance in the immediate area.
A licensed professional can prepare the individual parking plan. The formula considers anticipated uses, hours of operation, shared parking agreements, traffic circulation and alternate modes of transportation.

In the current draft, bars and restaurants are not eligible to request an individual parking plan unless they are part of a large development complex with multiple tenants and share common elements as provided in Section 3.3.5.1. (Lane Uses Sharing Common Elements).

During the study session held on January 7, 2009, the Planning Commission made requests for changes that are reflected in the current draft dated February 4, 2009. A summary of those changes include the following:

- Amended Section 3.3.3.11. – Language has been added to the amendment prohibiting bars and restaurants from locating on nonconforming sites unless documentation is provided that a bar or restaurant has been an immediate prior use. Language has also been added precluding any reduction in the number of accessible parking spaces required by the Americans with Disabilities Act (ADA) as approved for the immediate prior use.
- Section 3.3.3.11. Applicability – The applicability date for the existence of buildings has been changed from *July 1, 1995 to the adoption date of the ordinance.*
- Section 3.3.3.11. Documentation Criteria – The language in subsection A.4 has been changed from requiring an aerial photograph that documents the original building configuration *on the approved site plan to the proposed site plan.*
- Section 3.3.8.6. Existing Development Sites-Parking Reduction – The applicability date has been changed from *December 29, 2008 to the adoption date of the ordinance.*
- Section 3.3.8.6.A.4. Parking Reduction – Language has been added *to include commercial development along with residential development* that may be impacted by excessive drive-through traffic or habitual parking within the adjacent residential neighborhood.
- Section 3.3.8.6.B.2. Development Adjacent to Residential Uses – The site plan associated with the parking mitigation plan will indicate existing site conditions *including any available on-street parking.*
- Section 3.3.8.6.C. Violation of the Mitigation Plan – The land use for which the mitigation plan is written may be suspended or terminated *in accordance with Section 23A-54 of the Tucson Code. The original language gives the Director that authority.*
- Section 3.3.8.7.A.3. Individual Parking Plan – The original language allowed approval of expansions of religious uses that can verify weekend and evening use only. The new language allows approval of an individual parking plan *for an existing religious use, not being expanded.*

Conclusion: The proposed parking reduction amendments to the *Land Use Code* provide property owners of underused buildings with an alternative to demolishing those buildings or allowing the site to remain vacant. As requested by the Mayor and Council, the proposed amendments remove obstacles from owners of existing buildings. The amendments also attempt to reduce the negative impacts on surrounding properties.

PUBLIC HEARING – LAND USE CODE AMENDMENT
Parking Reduction Amendments (Nonconforming Parking, Existing
Development Parking Reduction, Individual Parking Plans)
February 4, 2009

Page 4 of 4

Attachments: Draft text amendment – Section 3.3.3.11 (amendment)
Draft text amendments – Section 3.3.8.6 and 3.3.8.7 (additions).

DRAFT TEXT AMENDMENT
DIVISION 3. MOTOR VEHICLE AND BICYCLE PARKING REQUIREMENTS
AMENDING SECTION 3.3.3.11

3.3.3.11 New Uses Replacing Existing Uses – Whenever the use of an existing development is replaced by a new and changed to a different use, parking requirements for the proposed use may be calculated based on a which requires more parking spaces under this Division than were required for the prior use of the same or lesser parking intensity when the property owner provides documentation as required by the Zoning Administrator. Bars and restaurants are allowed only if they are the immediate prior use. Parking, landscaping and screening requirements for the applicable prior use apply if the proposed use does not meet more current requirements. The proposed use must comply with current paving and striping requirements, the Americans with Disabilities Act (ADA) and precludes any reduction in the number of ADA accessible parking spaces as approved for the immediate prior use., additional parking spaces shall be provided for the new use as follows:

~~A. The number of additional parking spaces require is determined by subtracting the number of spaces required for the prior approved use from the number of spaces required for the new use.~~

~~If parking for the new use can be accommodated within the vehicular use area approved for the prior use, parking for the new use shall comply with the regulations in effect at the time of approval of the most recent parking plan for the prior use.~~

~~However, if the prior use was approved before April 1, 1969, and there is no approved parking plan for the use on file with the city, parking for the new use shall comply with:~~

~~1. The parking, screening and landscaping requirements in effect at the time the development permit for the prior use was approved; and
The paving and striping requirements of this Division.~~

~~C. If parking for the new use cannot be accommodated within the existing vehicular use area approved for the prior use, parking must be provided in accordance with the requirements in Section 3.3.3.12.~~

Application Submittal Policy Related to Sec. 3.3.3.11

Re: Land Use Code – Motor Vehicle and Bicycle Parking Requirements (Section 3.3.3.11) – New Uses Replacing Existing Uses

Applicability.

- A. This policy applies to property with buildings that were in existence prior to July 1, 1995 and subject to the regulations in the *Tucson Zoning Code*.

Zoning Criteria.

- A. The proposed use(s) must be similar in intensity or less intense than any previously approved use(s) that complied with requirements in the *Tucson Zoning Code*;
- B. This provision does not apply to existing building or site layouts where an expansion occurred after the establishment of the originally approved use(s) that complied with the *Tucson Zoning Code*. Expansions made to meet the requirements of the Americans with Disabilities Act are exempt.

Documentation Criteria.

- A. The Zoning Administrator may require additional information to assure the veracity of the use or site criteria documentation using one of the following criteria:
 - 1. A Certificate of Occupancy for a previously approved use on the site in the current zone;
 - 2. An approved business license for a previously approved use on the site permitted in the current zone;
 - 3. Another item of evidence that establishes the existence of an approved use on the site in the current zone that is found acceptable by the Zoning Administrator; and
 - 4. One of the following site criteria:
 - An approved site plan in compliance with the requirements in the *Tucson Zoning Code* for the originally approved use(s); or
 - An aerial photograph that documents the original building configuration on the proposed site plan.
 - 5. Proof of the square footage of all buildings on the site as approved for the prior use.

1/21/09

DRAFT TEXT AMENDMENT
MOTOR VEHICLE AND BICYCLE PARKING REQUIREMENTS
ADDING SECTIONS 3.3.8.6 AND 3.3.8.7

SECTION 1. The Tucson Code, Chapter 23, Land Use Code, Article III, Division 3. Motor Vehicle and Bicycle Parking Requirements is hereby amended by adding Section 3.3.8.6 Existing Development Sites – Parking Reduction, and Section 3.3.8.7 Individual Parking Reduction reading as follows:

Section 3.3.8.6. Existing Development Sites

- A. **Parking Reduction** – A parking reduction may apply to existing development that existed prior to the adoption date of this ordinance and that meets the criteria listed below. A parking reduction may be approved by the Development Services Department Director (the Director.)
1. Commercial service, retail and civic uses may request a parking reduction using an alternate parking calculation of three (3) spaces for each 1,000 square feet of gross floor area if the use meets the all the criteria listed in Sec3.3.8.6.A.4 below.
 2. Industrial, storage and wholesaling uses may request a parking reduction using an alternate parking calculation of one (1) space for each 2,000 square feet of gross floor area if the use meets criteria listed in Sec. 3.3.8.6.A.4.a.b and c below.
 3. Exception. The alternate parking reduction for existing development does not apply to uses with a parking formula of 1 space to 100 square feet or a more intense formula. Typical uses include restaurants and bars. The number of accessible parking spaces required by the Americans with Disabilities Act and provided on the approved site plan shall not be reduced or eliminated.
 4. The following criteria apply to Sec. 3.3.8.6.A.1 and 2 as noted in those sections:
 - a. The site can accommodate shared parking arrangements for uses with alternate hours of operation;
 - b. The use will not cause a substantial increase in noise or glare from the site;
 - c. The use will not cause excessive drive-through traffic or habitual parking within the adjacent residential neighborhood or commercial development; and
 - d. Existing development except industrial uses shall be located within 1,320 feet (1/4 mile) of an existing transit stop or public parking facility.
- B. **Development Adjacent to Residential Uses** – Development located within 300 feet of R-3 or more restrictive zoning requesting a parking reduction may require a parking mitigation plan. A parking mitigation plan must be submitted to the Director and shall be reviewed in accordance with Sec. 23A-50 and 23A-51 of the Tucson Code.

1. The mitigation plan shall address the following:
 - a. Potential increases in noise and glare from the site;
 - b. Methods to deter access into adjacent residential neighborhoods using signage or other means; and
 - c. Preventing excessive drive-through traffic or habitual parking within adjacent residential neighborhoods or commercial development.
 2. The parking mitigation plan should include the following information:
 - a. A site plan indicating existing site conditions, including any available on-street parking;
 - b. Hours of operation;
 - c. Any existing shared parking agreements;
 - d. Proximity of the site to existing residential neighborhoods;
 - e. Neighborhoods adjacent to the site using a Residential Parking Permit program;
 - f. Existing site access and traffic circulation; and
 - g. Any other information deemed appropriate by the Director.
 3. The parking mitigation plan will be reviewed every year for the first three years the business is in existence to determine if changes to the plan are warranted. If changes are necessary, an amended mitigation plan must be submitted to the Development Services Department and approved by the Director. When a change of use occurs, a new mitigation plan is required. The Director may renew the existing mitigation plan for a new use if the new use is determined to have an equivalent impact on its surroundings.
- C. **Violation of the Mitigation Plan** – If a development is operated in a manner that violates its mitigation plan or conditions for permitting the use or causes adverse land use impacts, the use may be suspended or terminated in accordance with Section 23A-54 of the Tucson Code.
- D. **Renewal** – Reserved.

Section 3.3.8.7. Individual Parking Plan

- A. The Development Services Department Director (the Director) may approve an individual parking plan request for the following uses:
1. Combined residential and non-residential development in a single structure or unified development;
 2. Newly constructed development or changes of use in existing buildings within 1,320 feet (1/4 mile) of a transit stop or public parking facility;
 3. Religious uses that can verify weekend and evening use only;
 4. Assisted living facilities or housing developments for the elderly or physically disabled;
 5. A development site that can accommodate shared parking arrangements for uses with alternate hours of operation and peak-use times.

- B. The following criteria must be addressed and/or information provided prior to approval of an individual parking plan:
1. A site plan indicating existing site conditions;
 2. All anticipated uses of the site;
 3. Hours of operation;
 4. Any existing shared parking agreements;
 5. Verification that accessible parking spaces required by the Americans with Disabilities Act and provided on the approved site plan have not been reduced or eliminated;
 6. Proximity of the site to existing residential neighborhoods;
 7. Availability and identification of alternate modes of transportation;
 8. Site access and traffic circulation;
 9. Evidence that all parking will either be on site or evidence of an off-site shared parking agreement;
 10. Any other information deemed appropriate by the Director including a traffic study.
- C. An individual parking plan request must be prepared by a licensed professional approved by the Director. The plan must include a formal agreement prepared by the property owner agreeing to the uses allowed on the site. Any revisions to the allowed uses will require approval of a revised individual parking plan.
- D. **Exception** – Restaurants and bars are not eligible to request an individual parking plan unless the property owner or applicant can demonstrate compliance with Section 3.3.5.1. (Land Uses Sharing Common Elements) of the Land Use Code.
- E. **Renewal** – Reserved.

January 21, 2009/AT

EXISTING PARKING DATA COLLECTION FORM
SINGLE USE SITES

SINGLE USE SITES			ACTUAL USEAGE CALCS				FIELD DATA COLLECTION								
			MAX. PARK'G	AVE. WKDY PARK'G	MAX.% USE	AVE.% USE	WARD	BLDG DATA		ATTRIBUTES			AM	PM	EVENING
ITEM #	NAME/ADDRESS	PARKING COUNTS													
SU - 1	Rusty's Family Restaurant 2075 W. Grant Rd. Grant Rd. & Silverbell Rd.	LUC Req'd Prkg					1	SQ.FTG.		Near Transit	# OF CARS	1	15		
		Records Prov'd Prkg						OCC. LOAD		Near Residential	TIME	8:00 AM	1:45 PM		
		Actual On-site Prkg	84	15	8	18%		10%	USE	Restaurant	Time of Use Mixed	DATE	10/29/08	10/27/08	
SU - 2	Bianci's Pizza 1110 N. Silverbell Rd. Silverbell Rd. & Speedway Blvd.	LUC Req'd Prkg					1	SQ.FTG.		Near Transit	# OF CARS	3	4		
		Records Prov'd Prkg						OCC. LOAD		Near Residential	TIME	8:15 AM	1:40 PM		
		Actual On-site Prkg	29	4	4	14%		60%	USE	Restaurant	Time of Use Mixed	DATE	10/29/08	10/27/08	
SU - 3	Mesquite Valley Growers 8005 E. Speedway Blvd. Speedway Blvd. & Pantano Rd.	LUC Req'd Prkg					2	SQ.FTG.		Near Transit	# OF CARS	68	31		
		Records Prov'd Prkg						OCC. LOAD		Near Residential	TIME	9:45 AM	1:30 PM		
		Actual On-site Prkg	150	68	50	45%		33%	USE	Retail	Time of Use Mixed	DATE	10/29/08	10/30/2008	
SU - 4	Guadalajara Grill 1220 E. Prince Rd. Prince Rd. & 1st Ave.	LUC Req'd Prkg					3	SQ.FTG.		Near Transit	# OF CARS	15	7	97	
		Records Prov'd Prkg						OCC. LOAD		Near Residential	TIME	11:30 AM	4:00 AM	7:35 PM	
		Actual On-site Prkg	72	97	11	135%		15%	USE	Restaurant	Time of Use Mixed	DATE	10/21/08	10/30/08	11/14/08
SU - 5	Tucson Raquet & Fitness 4001 N. Country Club Rd. Country Club Rd. & Prince Rd.	LUC Req'd Prkg					3	SQ.FTG.		Near Transit	# OF CARS	73	137	221	
		Records Prov'd Prkg						OCC. LOAD		Near Residential	TIME	7:30 AM	4:35 PM	6:30 PM	
		Actual On-site Prkg	255	221	105	87%		41%	USE	Health Club	Time of Use Mixed	DATE	10/17/08	10/16/08	10/20/08
SU - 6	Jerry Bob's Family Restaurant 7885 E. Golf Links Rd. Golf Links Rd. & Pantano Rd.	LUC Req'd Prkg					4	SQ.FTG.		Near Transit	# OF CARS	15	24		
		Records Prov'd Prkg						OCC. LOAD		Near Residential	TIME	9:30 AM	1:15 PM		
		Actual On-site Prkg	52	24	20	46%		38%	USE	Restaurant	Time of Use Mixed	DATE	10/28/08	10/30/08	
SU - 7	Mr B's Rentals 2438 E. 22nd St. 22nd St. & Tucson Blvd.	LUC Req'd Prkg					5	SQ.FTG.		Near Transit	# OF CARS	2	1		
		Records Prov'd Prkg						OCC. LOAD		Near Residential	TIME	8:40 AM	2:30 PM		
		Actual On-site Prkg	15	2	2	13%		10%	USE	Retail	Time of Use Mixed	DATE	10/29/08	10/30/08	
SU - 8	Deconcini Office Bldg 2525 E. Broadway Blvd. Broadway Blvd. & Tucson Blvd.	LUC Req'd Prkg					6	SQ.FTG.		Near Transit	# OF CARS	72	75	6	
		Records Prov'd Prkg						OCC. LOAD		Near Residential	TIME	9:15 AM	3:45 PM	8:45 PM	
		Actual On-site Prkg		75	74	#DIV/0!		#DIV/0!	USE	Office	Time of Use Mixed	DATE	10/16/08	10/22/08	10/25/08
SU - 9	Tucson Appliance 4229 E. Speedway Blvd. Speedway Blvd. & Columbus Blvd.	LUC Req'd Prkg					6	SQ.FTG.		Near Transit	# OF CARS	5	4	17	
		Records Prov'd Prkg						OCC. LOAD		Near Residential	TIME	10:35 AM	1:20 PM	6:45 PM	
		Actual On-site Prkg	18	17	5	94%		25%	USE	Retail	Time of Use Mixed	DATE	10/17/08	10/24/08	10/25/08

**EXISTING PARKING DATA COLLECTION FORM
SHOPPING CENTERS**

SHOPPING CENTERS				ACTUAL USEAGE CALCS				FIELD DATA COLLECTION									
ITEM #	NAME/ADDRESS	PARKING COUNTS		MAX.	AVE. WKDY	MAX.%	AVE.%	WARD	BLDG DATA		ATTRIBUTES		# OF CARS	AM	PM	EVENING	WEEKENDS
				PARK'G	PARK'G	USE	USE										
SC - 1	Silverbell Eyecare 2500 N. Silverbell Rd. Silverbell Rd. & Grant Rd.	LUC Req'd Prkg		30	20	28%	18%	1	SQ.FTG.		Near Transit		# OF CARS	9	30		
		Records Prov'd Prkg							OCC. LOAD		Near Residential		TIME	8:10 AM	2:00 PM		
		Actual On-site Prkg	107						USE	Retail	Time of Use Mixed		DATE	10/29/08	10/27/08		
SC - 2	Superior Chiropractic Centers 8250 E. Broadway Blvd. Broadway Blvd. & Sarnoff	LUC Req'd Prkg		3	2	12%	8%	2	SQ.FTG.		Near Transit		# OF CARS	1	3		
		Records Prov'd Prkg							OCC. LOAD		Near Residential		TIME	10:00 AM	1:35 PM		
		Actual On-site Prkg	26						USE	Retail	Time of Use Mixed		DATE	10/29/2008	10/30/2008		
SC - 3	Campbell Village 3015 - 3055 N. Campbell Ave. Campbell Ave. & Ft. Lowell Rd.	LUC Req'd Prkg	143	102	90	76%	67%	3	SQ.FTG.		Near Transit		# OF CARS	102	78	55	52
		Records Prov'd Prkg	143						OCC. LOAD		Near Residential		TIME	11:55 AM	1:30 PM	6:45 PM	6:15 PM
		Actual On-site Prkg	135						USE	Retail	Time of Use Mixed		DATE	10/21/08	10/23/08	10/27/08	11/2/08
SC - 4	Pantano Hills 7755 E. Golf Links Rd. Golf Links Rd. & Pantano Rd.	LUC Req'd Prkg		8	8	16%	15%	4	SQ.FTG.		Near Transit		# OF CARS	7	8		
		Records Prov'd Prkg							OCC. LOAD		Near Residential		TIME	9:15 AM	1:20 PM		
		Actual On-site Prkg	49						USE	Retail	Time of Use Mixed		DATE	10/28/08	10/30/08		
SC - 5	Las Brasas 2928 E. 22nd St. 22nd St. & Country Club Rd.	LUC Req'd Prkg		7	5	25%	18%	5	SQ.FTG.		Near Transit		# OF CARS	3	7		
		Records Prov'd Prkg							OCC. LOAD		Near Residential		TIME	8:30 AM	2:30 PM		
		Actual On-site Prkg	28						USE	Retail	Time of Use Mixed		DATE	10/28/08	10/27/08		
SC - 6	Pine Crest Center 4805 - 4897 E. Speedway Blvd. Speedway Blvd. & Swan Rd.	LUC Req'd Prkg		52	45	47%	40%	6	SQ.FTG.		Near Transit		# OF CARS	37	52		
		Records Prov'd Prkg							OCC. LOAD		Near Residential		TIME	9:35 AM	1:50 PM		
		Actual On-site Prkg	110						USE	Retail	Time of Use Mixed		DATE	10/29/08	10/30/08		
SC - 7	San Clemente 3853 E. Broadway Blvd. Broadway Blvd. & Alvernon Way	LUC Req'd Prkg		52	38	45%	33%	6	SQ.FTG.		Near Transit		# OF CARS	24	52		
		Records Prov'd Prkg							OCC. LOAD		Near Residential		TIME	11:15 AM	3:00 PM		
		Actual On-site Prkg	115						USE	Retail	Time of Use Mixed		DATE	10/17/08	10/22/08		
SC - 8	Midway Business Park 4500 E. Speedway Blvd. Speedway Blvd. & Swan Rd.	LUC Req'd Prkg		407	393	67%	64%	6	SQ.FTG.		Near Transit		# OF CARS	407	378		
		Records Prov'd Prkg							OCC. LOAD		Near Residential		TIME	10:55 AM	1:15 PM		
		Actual On-site Prkg	611						USE	Retail	Time of Use Mixed		DATE	10/17/08	10/24/08		
SC - 9	Sam Hughes Place 4446 N. Campbell Ave. Campbell Ave. & 6th St.	LUC Req'd Prkg		137	90	100%	65%	6	SQ.FTG.		Near Transit		# OF CARS	101	78	137	
		Records Prov'd Prkg							OCC. LOAD		Near Residential		TIME	11:30 AM	1:35 PM	7:15 PM	
		Actual On-site Prkg	137						USE	Retail	Time of Use Mixed		DATE	10/17/08	10/24/08	10/24/08	
SC - 10	Village on Broadway 2850 - 2920 E. Broadway Blvd. Broadway Blvd. & Country Club Rd.	LUC Req'd Prkg	225	45	43	#DIV/0!	#DIV/0!	6	SQ.FTG.		Near Transit		# OF CARS	45	40		
		Records Prov'd Prkg	240						OCC. LOAD		Near Residential		TIME	8:45 AM	2:00 PM		
		Actual On-site Prkg							USE	Retail	Time of Use Mixed		DATE	10/29/08	10/30/08		
SC - 11	Broadway Village 3000 - 3048 E. Broadway Blvd. Broadway Blvd. & Country Club Rd.	LUC Req'd Prkg	167	72	63	41%	35%	6	SQ.FTG.		Near Transit		# OF CARS	53	72		
		Records Prov'd Prkg	167						OCC. LOAD		Near Residential		TIME	11:05 AM	1:45 PM		
		Actual On-site Prkg	177						USE	Retail	Time of Use Mixed		DATE	10/17/08	10/24/08		

EXISTING PARKING DATA COLLECTION FORM
DAYCARE SITES

DAYCARES			ACTUAL USEAGE CALCS				FIELD DATA COLLECTION									
ITEM #	NAME/ADDRESS	PARKING COUNTS	MAX. PARK'G	AVE. WKDY PARK'G	MAX.% USE	AVE.% USE	WARD	BLDG DATA		ATTRIBUTES			AM	PM	EVENING	WEEKENDS
DC - 1	Primavera Preschool 525 N. Grande Ave. Grande Ave. & St. Mary's Rd.	LUC Req'd Prkg					1	SQ.FTG.		Near Transit		# OF CARS	2	7		
		Records Prov'd Prkg						OCC. LOAD		Near Residential		TIME	8:00 AM	2:15 PM		
		Actual On-site Prkg	9	7	5	78%		50%	USE	Daycare	Time of Use Mixed		DATE	10/28/08	10/30/08	
DC - 2	KinderCare Learning Centers 9395 E. Old Spanish Trail Old Spanish Trail & Harrison Rd.	LUC Req'd Prkg					2	SQ.FTG.	2926	Near Transit		# OF CARS	4	4		
		Records Prov'd Prkg						OCC. LOAD		Near Residential		TIME	9:35 AM	3:10 PM		
		Actual On-site Prkg	10	4	4	40%		40%	USE	Daycare	Time of Use Mixed		DATE	10/28/08	10/30/08	
DC - 3	Casita Feliz Daycare 1609 N. Stone Ave. Stone Ave. & Drachman St.	LUC Req'd Prkg	14				3	SQ.FTG.		Near Transit		# OF CARS	2	1		
		Records Prov'd Prkg	5					OCC. LOAD		Near Residential		TIME	9:15 AM	2:00 PM		
		Actual On-site Prkg	5	2	2	40%		30%	USE	Daycare	Time of Use Mixed		DATE	10/30/08	10/27/08	
DC - 4	La Petite Academy 8885 E. Golf Links Rd. Golf Links Rd. & Harrison Rd.	LUC Req'd Prkg					4	SQ.FTG.		Near Transit		# OF CARS	14	18		
		Records Prov'd Prkg						OCC. LOAD		Near Residential		TIME	9:10 AM	1:00 PM		
		Actual On-site Prkg		18	16	#DIV/0!		#DIV/0!	USE	Daycare	Time of Use Mixed		DATE	10/29/08	10/30/08	
DC - 5	My Little Angels 1960 S. Park Ave. Park Ave. & 36th St.	LUC Req'd Prkg					5	SQ.FTG.	4563	Near Transit		# OF CARS	10	8		0
		Records Prov'd Prkg						OCC. LOAD		Near Residential		TIME	7:30 AM	1:45 PM		11:15 AM
		Actual On-site Prkg	22	10	9	45%		41%	USE	Daycare	Time of Use Mixed		DATE	10/24/08	10/21/08	
DC - 6	Little Angels 1631 N. Columbus Blvd. Columbus Blvd. & Pima St.	LUC Req'd Prkg					6	SQ.FTG.		Near Transit		# OF CARS	4	1		0
		Records Prov'd Prkg						OCC. LOAD		Near Residential		TIME	7:55 AM	2:45 PM		12:00 PM
		Actual On-site Prkg	4	4	3	100%		63%	USE	Daycare	Time of Use Mixed		DATE	10/24/08	10/21/08	

**EXISTING PARKING DATA COLLECTION FORM
CHARTER SCHOOL SITES**

CHARTER SCHOOLS			ACTUAL USAGE CALCS				WARD	BLDG DATA		ATTRIBUTES		FIELD DATA COLLECTION						
			MAX. PARK'G	AVE. WKDY PARK'G	MAX.% USE	AVE.% USE		SQ.FTG.					AM	PM	EVENING	WEEKENDS		
ITEM #	NAME/ADDRESS	PARKING COUNTS																
CS - 1	Tucson International Academy 2700 W. Broadway Blvd. Broadway Blvd. & Greasewood Rd.	LUC Req'd Prkg					1	SQ.FTG.	8,221	Near Transit	# OF CARS	17	10					
		Records Prov'd Prkg						OCC. LOAD		Near Residential	TIME	7:45 AM	1:30 PM					
		Actual On-site Prkg	30	17	14	57%		45%	USE	K-8 Ed.	Time of Use Mixed	DATE	10/29/08	10/27/08				
		Drop-off	4	0	0	0%		0%				DROP-OFF	0	0				
CS - 2	AmeriSchools College Prep 7444 E. Broadway Blvd. Broadway Blvd. & Kolb Rd.	LUC Req'd Prkg					2	SQ.FTG.		Near Transit	# OF CARS	23	19					
		Records Prov'd Prkg						OCC. LOAD		Near Residential	TIME	9:45 AM	1:30 PM					
		Actual On-site Prkg		23	21	#DIV/0!		#DIV/0!	USE	9-12 Ed.	Time of Use Mixed	DATE	10/28/08	10/30/08				
		Drop-off		0	0	#DIV/0!		#DIV/0!				DROP-OFF	0	0				
CS - 3	Southern Arizona Community Academy 2470 N. Tucson Blvd. Tucson Blvd. & Grant Rd.	LUC Req'd Prkg					3	SQ.FTG.	7,200	Near Transit	# OF CARS	16	10				0	
		Records Prov'd Prkg						OCC. LOAD		Near Residential	TIME	10:20 AM	2:15 PM				9:15 AM	
		Actual On-site Prkg	31	16	13	52%		42%	USE	9-12 Ed.	Time of Use Mixed	DATE	10/28/08	10/27/08				11/1/08
		Drop-off	8	0	0	0%		0%				DROP-OFF	0	0				0
CS - 4	La Paloma Academy - Lakeside 8140 E. Golf Links Rd. Golf Links Rd. & Pantano Rd.	LUC Req'd Prkg	44				4	SQ.FTG.		Near Transit	# OF CARS	41	39					
		Records Prov'd Prkg	354					OCC. LOAD		Near Residential	TIME	9:00 AM	1:05 PM					
		Actual On-site Prkg	358	41	40	11%		11%	USE	K-8 Ed.	Time of Use Mixed	DATE	10/29/08	10/30/08				
		Drop-off	8	0	0	0%		0%				DROP-OFF	0	0				
CS - 5	Southside Comm. School 2701 S. Campbell Ave. Campbell Ave. & 36th St.	LUC Req'd Prkg					5	SQ.FTG.		Near Transit	# OF CARS	32	27					
		Records Prov'd Prkg						OCC. LOAD		Near Residential	TIME	8:30 AM	2:45 PM					
		Actual On-site Prkg		32	30	#DIV/0!		#DIV/0!	USE	K-8 Ed.	Time of Use Mixed	DATE	10/28/08	10/30/08				
		Drop-off		0	0	#DIV/0!		#DIV/0!				DROP-OFF	0	0				
CS - 6	Basis School 3434 E. Broadway Blvd. Broadway Blvd. & Country Club Rd.	LUC Req'd Prkg					6	SQ.FTG.	11,308	Near Transit	# OF CARS	23	31					
		Records Prov'd Prkg						OCC. LOAD		Near Residential	TIME	9:25 AM	2:25 PM					
		Actual On-site Prkg		31	27	#DIV/0!		#DIV/0!	USE	7-12 Ed.	Time of Use Mixed	DATE	10/29/08	10/30/08				
		Drop-off		0	0	#DIV/0!		#DIV/0!				DROP-OFF	0	0				

Existing Multi-use Shopping Centers

The table below illustrates the number of parking spaces required when the regulations in the draft text amendment Section 3.3.8.6. is applied to existing development sites.

The first column provides the location of the shopping center. The second column provides the total gross floor area (GFA) of the center and the third column provides the number of spaces required as shown on the approved site plan. The fourth column provides the number of spaces required for uses requiring one (1) parking space for each 100 square feet of GFA, or more intense calculation, separated out as stipulated in Section 3.3.8.6.A.3. The last column provides the new total spaces using the alternate calculation of one (1) space for each 333 square feet of GFA and the percentage of reduction based on the number of required spaces.

SHOPPING CENTER	GFA sq. footage	Total # spaces required per site plan	# of spaces @ 1 : 100	# of spaces @ 1:333 and (new total)
SEC 1 st & Ft. Lowell	20,485	95	37 +	50 = (87 spaces) 9% reduction
8612 E. B'way Berkshire Village	86,810	396	103 +	230 = (333 spaces) 16% reduction
Rita Ranch Retail Center	71,881	359	129 +	167 = (296 spaces) 18% reduction
2900 E. B'way Village on B'way	45,833	296	135 +	97 = (232 spaces) 22% reduction
NWC Stone & Ft. Lowell	37,613	205	59 +	97 = (156 spaces) 24% reduction

Source - DSD Shopping Center Book